

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:				PJs in State: 93			
% of Funds Committed	94.72 %	96.62 %	56	97.21 %	31	30	
% of Funds Disbursed	85.41 %	89.62 %	59	90.53 %	25	23	
Leveraging Ratio for Rental Activities	11.2	5.82	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	76.30 %	81.70 %	66	85.01 %	15	14	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.69 %	73.78 %	48	73.71 %	31	30	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.72 %	82.03 %	12	81.48 %	97	88	
% of 0-30% AMI Renters to All Renters***	48.73 %	41.00 %	35	45.54 %	59	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.47 %	96.50 %	32	96.14 %	59	51	
Overall Ranking:			In State:	34 / 93	Nationally:	47	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,864	\$37,964		\$28,248	946 Units	59.90 %	
Homebuyer Unit	\$28,070	\$21,889		\$15,487	544 Units	34.50 %	
Homeowner-Rehab Unit	\$39,500	\$27,610		\$0	83 Units	5.30 %	
TBRA Unit	\$16,428	\$2,651		\$3,211	5 Units	0.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Oakland CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$302,237	\$131,786	\$49,074
State:*	\$143,646	\$117,519	\$29,047
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.21

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	12.2	10.7	3.6	0.0	Single/Non-Elderly:	13.7	22.4	18.1	0.0
Black/African American:	49.5	39.2	91.6	0.0	Elderly:	62.9	2.9	59.0	0.0
Asian:	28.1	0.9	0.0	0.0	Related/Single Parent:	18.0	31.4	8.4	0.0
American Indian/Alaska Native:	0.5	0.2	1.2	0.0	Related/Two Parent:	4.0	34.4	13.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0	Other:	1.4	5.5	1.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.2	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0					
Other Multi Racial:	0.1	0.4	0.0	0.0					
Asian/Pacific Islander:	3.6	15.3	0.0	0.0					
ETHNICITY:									
Hispanic	5.5	32.9	3.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	65.8	23.2	68.7	0.0	Section 8:	41.8	0.0 [#]		
2 Persons:	18.5	22.8	19.3	0.0	HOME TBRA:	0.0			
3 Persons:	6.8	23.3	4.8	0.0	Other:	14.5			
4 Persons:	5.0	15.8	3.6	0.0	No Assistance:	43.8			
5 Persons:	3.0	8.8	2.4	0.0					
6 Persons:	0.5	4.0	1.2	0.0					
7 Persons:	0.2	1.3	0.0	0.0					
8 or more Persons:	0.2	0.7	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				108

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Oakland

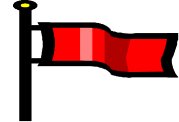
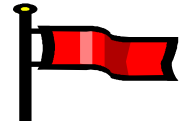
State: CA

Group Rank: 47
 (Percentile)

State Rank: 34 / 93 PJs

Overall Rank: 0
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	76.3	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	66.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.72	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	99.47	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	2.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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